

DEED NORTH

UTILITIES:

UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF FIELD LOCATIONS AND RECORD MAPS. SUB-GRADE UTILITY LOCATIONS WERE NOT VERIFIED NOR CERTIFIED TO SUCH.

SUB-SURFACE UTILITIES ARE DEPICTED AT QUALITY LEVEL "C" AS DEFINED IN ASCE STANDARD 38-02.

WETLANDS:

NO PORTION OF THIS PARCEL FALLS WITHIN A REGULATED WETLAND HABITAT. THIS DESIGNATION WAS PROVIDED FROM INVENTORY MAPPING PROVIDED BY THE U.S. FISH AND WILDLIFE SERVICE AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. IF AN OFFICIAL DETERMINATION IS REQUIRED, CONSULT WITH A QUALIFIED WETLAND BIOLOGIST TO FIELD-VERIFY EXISTENCE OF POTENTIAL WETLAND AREAS.

REFERENCES:

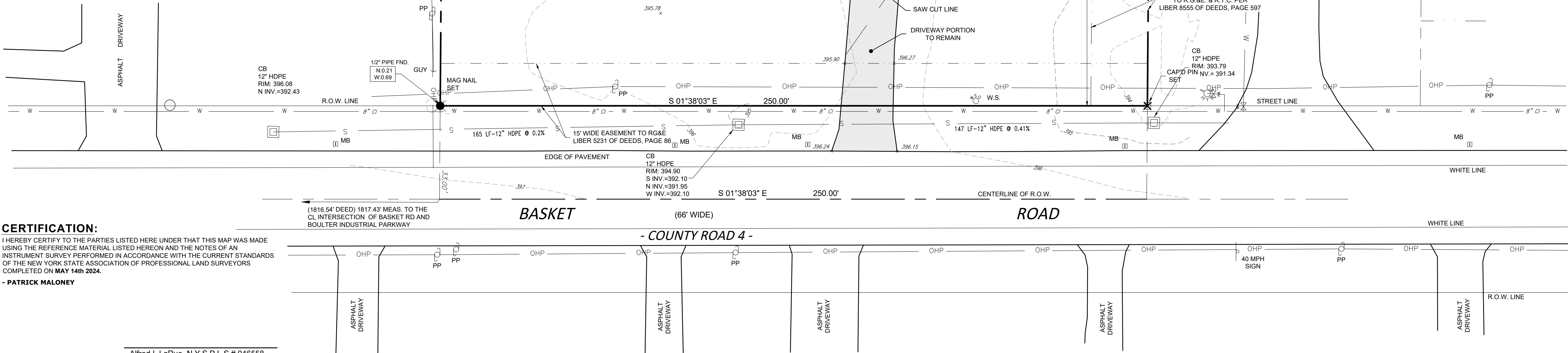
- MAPS:
1. LIBER 262 OF MAPS, PAGE 23
 2. LIBER 267 OF MAPS, PAGE 67
- DEEDS:
1. LIBER 12947 OF DEEDS, PAGE 347 (SUBJECT PARCEL)
 2. LIBER 11005 OF DEEDS, PAGE 97
 3. LIBER 11100 OF DEEDS, PAGE 18
 4. LIBER 8236 OF DEEDS, PAGE 499

ABSTRACT OF TITLE:

ABSTRACT SEARCH NO. 470155 PREPARED BY CROSSROADS ABSTRACT CORPORATION, DATED NOVEMBER 20, 2023.

SURVEY CONTROL NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO DEED REF. #1
- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988, GEOID MODEL 2016.
- DISTANCES ARE SHOWN AT GROUND
- NORTH ARROW REFERENCED TO DEED



CERTIFICATION:
I HEREBY CERTIFY TO THE PARTIES LISTED HERE UNDER THAT THIS MAP WAS MADE USING THE REFERENCE MATERIAL AND THE NOTES OF AN INSTRUMENT SURVEY PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS COMPLETED ON MAY 14th 2024.
- PATRICK MALONEY

INDEX:

- C-100: EXISTING CONDITIONS & DEMOLITION PLAN
- C-200: SITE LAYOUT PLAN
- C-201: GRADING & UTILITY PLAN
- C-300: E&SC DETAILS
- C-301: GENERAL DETAILS
- C-302: GENERAL DETAILS
- C-303: GENERAL DETAILS

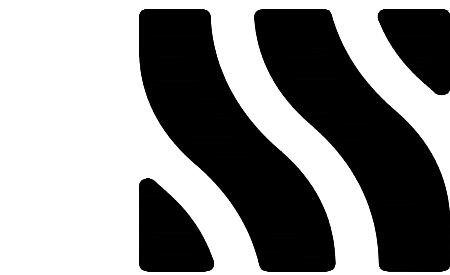
SITE DATA:

S.B.L. LOT NO.: 66.030-01-9.11
ADDRESS: 633 BASKET ROAD
LANDOWNER: HL LOCKWOOD, LLC
TITLE RECORD: L. 12947 D., P. 347

TOTAL SITE AREA = 64,545 SQ.FT.
1.482 ACRES TO R.O.W.

ZONING DISTRICT = INDUSTRIAL DISTRICT (IN)

DIMENSIONAL REGS:	REQUIRED:	EXISTING (MAIN BLDG.):
FRONT YARD	80 FT.	146.0 FT.
REAR YARD	80 FT.	69.8 FT.
SIDE YARD	40 FT.	19.2 FT.
MAX. BLDG. HEIGHT	50 FT. or (3 Stories)	> 50 FT.
MIN. LOT AREA	62,500 SQ.FT.	64,545 SQ.FT.
MIN. LOT WIDTH	250 FT.	250 FT.
MAX. LOT COVERAGE (BLDG/s. AREA)	30%	2.7%



MCMAHON LARUE
ENGINEERS AND SURVEYORS

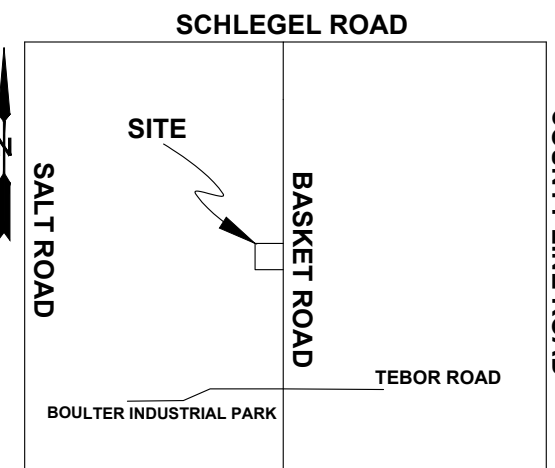
822 HOLT RD.
WEBSTER, NEW YORK 14580
INFO@MCMAHON-LARUE.COM
(585) 436 - 1080

PLANS UNDER REVIEW
NOT FOR CONSTRUCTION

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."



LOCATION SKETCH
N.T.S

PROJECT:

LOCKWOOD ELECTRIC SITE

633 BASKET ROAD
TOWN OF WEBSTER

PROJ. NO: 24-0096

CLIENT:
LON LOCKWOOD
640 BASKET ROAD
WEBSTER, NY 14580

DATE	REVISIONS	BY:
8/14/25	MCDOT COMMENTS DATED 5/20/25	JAT

DRAWN BY:	CHECKED BY:
JAT	IFK
ISSUED:	SCALE:
MARCH 19, 2025	1" = 20'

PROJECT STATUS

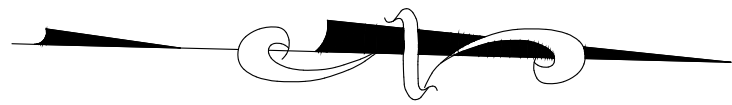
PRELIMINARY/FINAL

DRAWING TITLE

EXISTING CONDITIONS
& DEMOLITION PLAN

DRAWING NUMBER

C-100



DEED NORTH

SBL# 066 03-1-7.1
N/F BIC COMPLEX LLC
655 BASKET ROAD

SITE DATA:

S.B.L. LOT NO.: 66.030-01-9.11
ADDRESS: 633 BASKET ROAD
LANDOWNER: HL LOCKWOOD, LLC
TITLE RECORD: L. 12947 D., P. 347

TOTAL SITE AREA = 64,545 SQ.FT.
1.482 ACRES TO R.O.W.
TOTAL IMPERVIOUS = 55.6%
GREEN SPACE = 44.4%

ZONING DISTRICT = INDUSTRIAL DISTRICT (IN)

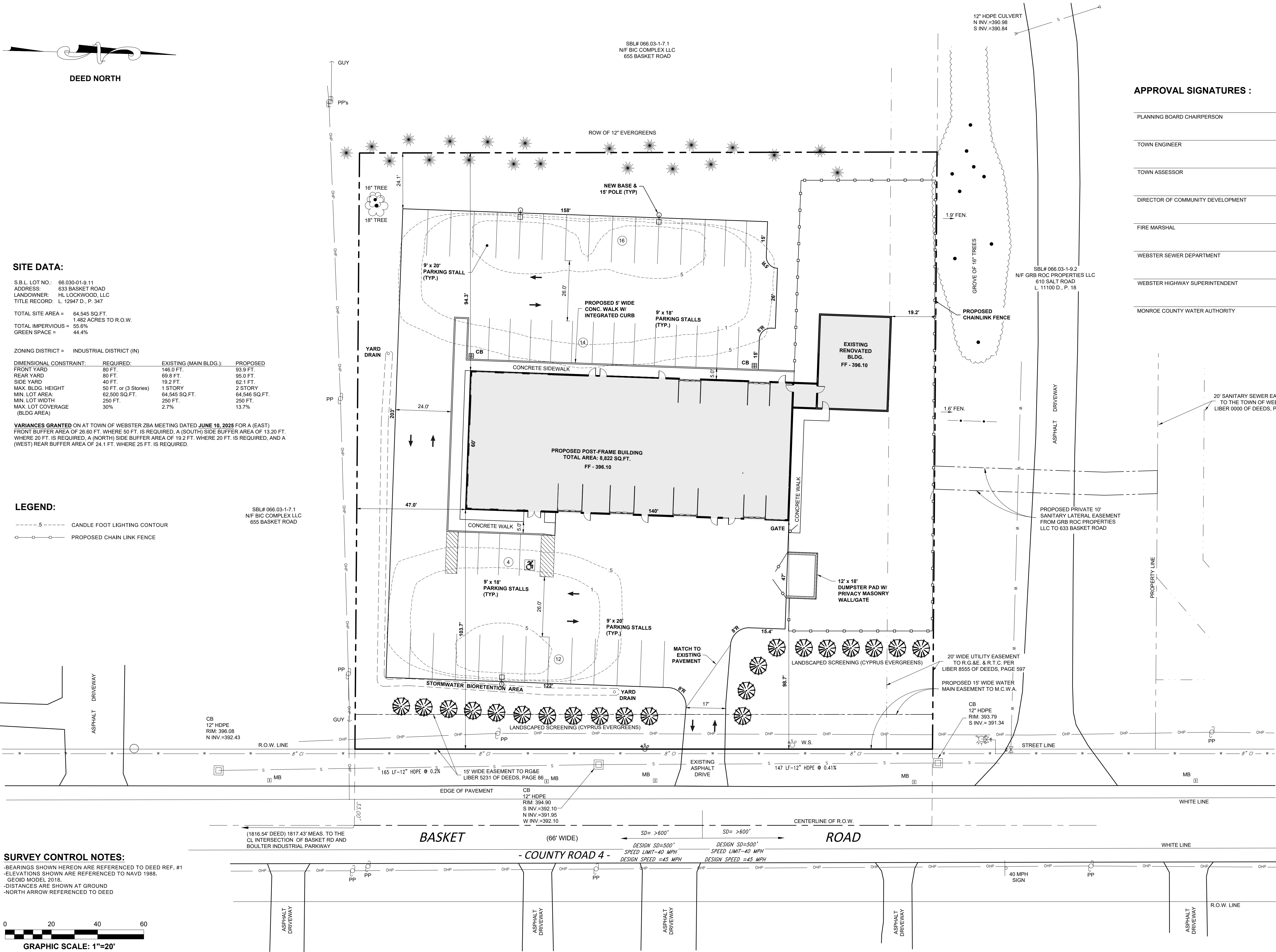
DIMENSIONAL CONSTRAINT:	REQUIRED:	EXISTING (MAIN BLDG.):	PROPOSED
FRONT YARD	80 FT.	146.0 FT.	93.9 FT.
REAR YARD	80 FT.	69.8 FT.	95.0 FT.
SIDE YARD	40 FT.	19.2 FT.	62.1 FT.
MAX. BLDG. HEIGHT	50 FT. or (3 Stories)	1 STORY	2 STORY
MIN. LOT AREA:	62,500 SQ.FT.	64,545 SQ.FT.	64,546 SQ.FT.
MIN. LOT WIDTH	250 FT.	250 FT.	250 FT.
MAX. LOT COVERAGE (BLDG AREA)	30%	2.7%	13.7%

VARIANCES GRANTED ON AT TOWN OF WEBSTER ZBA MEETING DATED JUNE 10, 2025 FOR A (EAST) FRONT BUFFER AREA OF 26.60 FT. WHERE 50 FT. IS REQUIRED, A (SOUTH) SIDE BUFFER AREA OF 13.20 FT. WHERE 20 FT. IS REQUIRED, A (NORTH) SIDE BUFFER AREA OF 19.2 FT. WHERE 20 FT. IS REQUIRED, AND A (WEST) REAR BUFFER AREA OF 24.1 FT. WHERE 25 FT. IS REQUIRED.

LEGEND:

- 5--- CANDLE FOOT LIGHTING CONTOUR
- O--- PROPOSED CHAIN LINK FENCE

SBL# 066 03-1-7.1
N/F BIC COMPLEX LLC
655 BASKET ROAD



SURVEY CONTROL NOTES:

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- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988.
- GEOD MODEL 2018.
- DISTANCES ARE SHOWN AT GROUND
- NORTH ARROW REFERENCED TO DEED



APPROVAL SIGNATURES :

PLANNING BOARD CHAIRPERSON	DATE
TOWN ENGINEER	DATE
TOWN ASSESSOR	DATE
DIRECTOR OF COMMUNITY DEVELOPMENT	DATE
FIRE MARSHAL	DATE
WEBSTER SEWER DEPARTMENT	DATE
WEBSTER HIGHWAY SUPERINTENDENT	DATE
MONROE COUNTY WATER AUTHORITY	DATE



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WEBSTER, NY 14580

DATE	REVISIONS	BY:
8/14/25	MCDOT COMMENTS DATED 5/20/25	JAT
7/15/25	RESPONSE TO TOWN COMMENTS	IFK

DRAWN BY: JAT
CHECKED BY: IFK
ISSUED: MARCH 19, 2025
SCALE: 1" = 20'

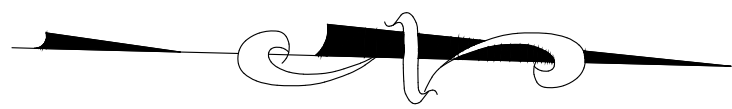
PROJECT STATUS
PRELIMINARY/FINAL

DRAWING TITLE

SITE LAYOUT
PLAN

DRAWING NUMBER

C-200



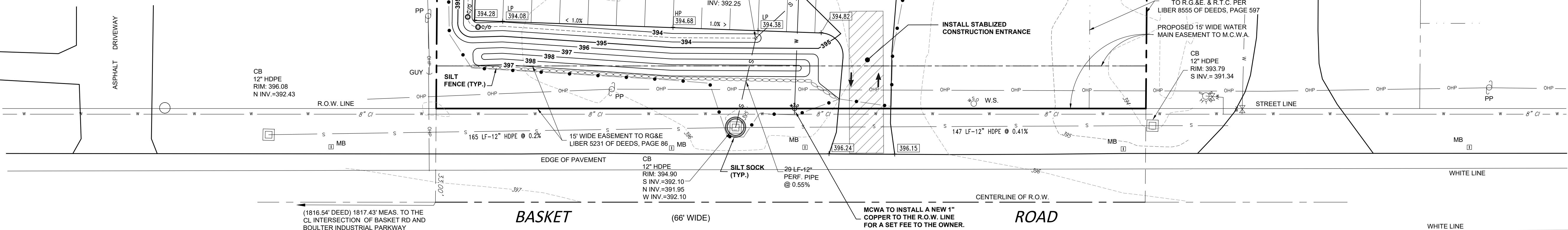
DEED NORTH

TOWN NOTES:

1. ANY DEVIATIONS FROM THE APPROVED SEQUENCE IS TO BE COORDINATED WITH THE TOWN. ALSO, IF THERE ARE ANY ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES, SUCH AS DEWATERING EFFORTS, THAT THEY BE COORDINATED WITH THE TOWN PRIOR TO IMPLEMENTATION.
2. THE DRIVEWAY WIDTH SHALL BE NO GREATER THAN 24 FEET WIDE AT WALL ROAD.
3. NO CLEANOUTS, CURB BOXES, VALVE BOXES, ETC. ARE TO BE LOCATED IN THE DRIVEWAY.
4. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION ARE DIRECTED TO MONROE COUNTY LAW NO. 6-1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
5. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.
6. THE DEVELOPER SHALL SET LOT MONUMENTATION PINS AT ALL CORNERS AND ANGLES.
7. LOT LINE SWALES ARE TO BE CONSTRUCTED AND OPERABLE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. DRIVEWAYS ARE TO BE PAVED WITHIN THE STREET RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO PROTECT PROPERTY MARKERS AND ALL SURVEY STAKES.
10. SANITARY SEWER FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MONROE COUNTY HEALTH DEPARTMENT, 10 STATES STANDARDS AND TOWN OF WEBSTER STANDARDS.
11. WATERMAINS AND WATER SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MONROE COUNTY WATER AUTHORITY (MCWA) STANDARDS.
12. NO EXCESS TOPSOIL OR SUBSOIL SHALL BE REMOVED FROM THE SITE WITHOUT APPROVAL OF THE PLANNING BOARD.
13. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
14. LOT GRADING SHALL BE CERTIFIED BY THE DEVELOPER'S ENGINEER AND/OR SURVEYOR AS TO CONFORMANCE TO THE APPROVED PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

LEGEND:

- SILT FENCE
- 395 --- PROPOSED CONTOUR LINE
- PROPOSED CHAIN LINK FENCE
- S --- STORM SEWER
- SS --- SANITARY SEWER
- W --- WATER SERVICE
- LIMITS OF DISTURBANCE
- DITCH LINE



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HYDRANT FLOW DATA:

PRESSURE ZONE: 610-PRV
GRADE ADJUSTED:
STATIC = 81 PSI
RESIDUAL = 66 PSI

HYDRANT FLOW DATA NOTE:

THE PRESSURE AND FLOW DATA PROVIDED HEREIN REPRESENTS THE ACTUAL VALUES TEST ON OCTOBER 31, 2024.

APPROVAL SIGNATURES :

PLANNING BOARD CHAIRPERSON	DATE
TOWN ENGINEER	DATE
TOWN ASSESSOR	DATE
DIRECTOR OF COMMUNITY DEVELOPMENT	DATE
FIRE MARSHAL	DATE
WEBSTER SEWER DEPARTMENT	DATE
WEBSTER HIGHWAY SUPERINTENDENT	DATE
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CLIENT:
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DATE	REVISIONS	BY:
8/14/25	MCDOT COMMENTS DATED 5/20/25	JAT
7/15/25	RESPONSE TO TOWN COMMENTS	IFK

DRAWN BY:	CHECKED BY:
JAT	IFK
ISSUED:	SCALE:
MARCH 19, 2025	1" = 20'

PROJECT STATUS

PRELIMINARY/FINAL

DRAWING TITLE

GRADING & UTILITY PLAN

DRAWING NUMBER

C-201

GENERAL NOTES:

- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF WEBSTER COUNTY DEPARTMENT OF HEALTH'S LATEST SPECIFICATIONS.
- TOPOGRAPHIC INFORMATION IS BASED UPON A TOPOGRAPHIC SURVEY DATED SEPTEMBER 17, 2024. THE CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF WORK AND NOTIFY THE DEVELOPER OF ANY DISCREPANCIES IMMEDIATELY.
- THE CONTRACTOR SHALL CLEAN DEBRIS FROM ALL EXISTING STORM STRUCTURES WITHIN THE WORK LIMIT LINES. THE CONTRACTOR SHALL MAINTAIN TEMPORARY AND/OR PERMANENT STORM WATER DRAINAGE IN ALL AREAS FOR THE DURATION OF THE CONTRACT.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE AMENITIES NOT DESIGNATED FOR REMOVAL. THE CONTRACTOR SHALL REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF HIS CONSTRUCTION ACTIVITIES, AS DETERMINED BY THE DEVELOPER AND AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES FOR THE DURATION OF THE CONTRACT. THE CONTRACTOR SHALL REPLACE ANY UTILITY WHICH BECOMES DAMAGED AS A RESULT OF HIS/HER CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE FOR THE DURATION OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE IN PLACE ALL BARRICADES, SIGNAGE, AND LIGHTS PERTAINING TO MAINTENANCE AND PROTECTION OF TRAFFIC BEFORE ANY EXCAVATION ACTIVITY TAKES PLACE.
- ALL EXCESS EXCAVATION MATERIALS DETERMINED BY THE DEVELOPER TO BE REUSABLE BY THE CONTRACTOR FOR THIS CONTRACT, MAY BE STORED ON-SITE IN A LOCATION DETERMINED BY THE OWNER. CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL WHERE POSSIBLE.
- CONTRACTOR STAGING AREAS ARE TO BE COORDINATED WITH THE DEVELOPER PRIOR TO START OF CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RESTORED. ALL STAGING AREAS ARE TO BE WITHIN WORK LIMITS.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE INFERRED FROM SURFACE EVIDENCE, AND RECORD AND UTILITY PLANS. ACTUAL LOCATION AND DESCRIPTION MAY VARY. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR STAKEOUT. TRUE LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION OPERATIONS.
- BLASTING WILL NOT BE ALLOWED FOR ANY EXCAVATION FOR SITE WORK OR ANY INDIVIDUAL HOME CONSTRUCTION.
- A RENEWABLE LETTER OF CREDIT WILL BE REQUIRED.
- AFTER INSTALLATION A TWO (2) YEAR LANDSCAPE BOND IS REQUIRED FOR 10% OF THE LANDSCAPE COST.

GRADING NOTES:

- CONTRACTOR SHALL ADJUST THE RIMS OF ALL MANHOLES, CATCH BASINS, VALVE BOXES, AND ALL OTHER UTILITY SITE STRUCTURES TO MEET FINISHED GRADE IN AREAS REQUIRING REPAVING OR REGRADING AS PART OF THIS WORK INCLUDING THOSE THAT MAY NOT BE SHOWN ON THESE DRAWINGS.
- THE LINE AND GRADE OF NEW PAVEMENT SHALL MEET EXISTING PAVEMENT FLUSH WHERE DESIGNATED TO MEET ON THE DRAWING.
- ALL FILL AREAS ARE TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER. COMPACTION SHALL BE ACCOMPLISHED TO 95% OF THE MODIFIED PROCTOR.

CONSTRUCTION SEQUENCE:

- INSTALL STAGING AREA.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- FLAG THE WORK LIMITS, MARK AREAS TO BE PROTECTED.
- INSTALL ALL EROSION CONTROL DEVICES.
- CLEAR AND GRUB THE SITE.
- ROUGH GRADE THE SITE, STOCKPILE TOPSOIL, AND CONSTRUCT SWALES.
- LEAVE THE SURFACE SLIGHTLY ROUGHENED AND VEGETATE AND MULCH IMMEDIATELY.
- CONSTRUCT UNDERGROUND UTILITIES. INSTALL SEDIMENT TRAPS IF REQUIRED.
- CONSTRUCT THE NEW BUILDING.
- INSTALL BIO-RETENTION FEATURE.
- COMPLETE FINAL GRADING. INSTALL PERMANENT SEEDING AND PLANTINGS.
- REFER TO EROSION CONTROL NOTES AND THE STORMWATER POLLUTION PREVENTION PLAN FOR SPECIFIC EROSION CONTROL MAINTENANCE TASKS AND SCHEDULES. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED TO THE SATISFACTION OF THE TOWN OF WEBSTER, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, AND FILL AND SEED THE TEMPORARY SEDIMENT BASINS.

CONSTRUCTION SITE WASTE MANAGEMENT:

- DESIGNATE A WASTE COLLECTION AREA ONSITE THAT DOES NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY TO A WATERBODY.
- CONSTRUCT A TEMPORARY LAND DIKE AROUND THE WASTE COLLECTION AREA TO PREVENT SITE WASTES FROM CONTRIBUTING TO STORMWATER CONTAMINATION.
- ENSURE THAT CONTAINERS HAVE LIDS AND ARE KEPT IN A COVERED AREA WHEN POSSIBLE.
- SCHEDULE WASTE COLLECTION APPROPRIATELY.
- CLEAN UP SPILLS IMMEDIATELY USING AN ABSORBENT MATERIAL SUCH AS SAWDUST OR KITTY LITTER.
- POST GUIDELINES FOR PROPER HANDLING, STORAGE, AND DISPOSAL OF CONSTRUCTION SITE WASTES. PROVIDE PROPER TRAINING TO ALL WORKERS ON THE SITE.

EROSION CONTROL MAINTENANCE / INSPECTION PROCEDURES

- THE FOLLOWING PRACTICES WILL BE EMPLOYED TO MAINTAIN EROSION AND SEDIMENT CONTROLS: CONTRACTOR SHALL INSPECT EROSION AND SEDIMENTATION CONTROL MEASURES AT LEAST ONCE PER DAY, AND CLEAN WITHIN ONE WORKING DAY OF ANY RAINFALL EVENT OF 1/2" RAINFALL OR GREATER OR FOLLOWING SIGNIFICANT SNOW MELT.
- MAINTAIN ALL MEASURES IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, INITIATE IT WITHIN 24 HOURS OF REPORT.
- REMOVE BUILT UP SEDIMENT FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- INSPECT SILT FENCE FOR DEPTH OF SEDIMENT AND TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POST, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- INSPECT SEDIMENT BASINS FOR DEPTH OF SEDIMENT. REMOVE BUILT-UP SEDIMENT WHENEVER THE CAPACITY OF THE BASIN HAS BEEN REDUCED BY FIFTY PERCENT OF THE DESIGN CAPACITY. THE BIORETENTION AREA WILL BE CLEANED PRIOR TO INSTALLATION OF UNDERDRAIN AND BIO-SOIL AT THE CONCLUSION OF CONSTRUCTION AND WILL BE TESTED TO ENSURE IT PERFORMS AS DESIGNED.
- INSPECT TEMPORARY AND PERMANENT SEEDING AND PLANTING FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- THE BIO-RETENTION AREA WILL BE REQUIRED TO BE TESTED IN THE PRESENCE OF A TOWN EMPLOYEE PRIOR TO THE ISSUANCE OF A C OF O.

APPROVAL SIGNATURES :

ENGINEERING AND PLANNING DATE

EROSION CONTROL NOTES:

- ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH N.Y.S. GUIDELINES FOR URBAN EROSION AND SEDIMENT
- CONTROL AND LOCAL GOVERNING SOIL, WATER CONSERVATION AGENCY RECOMMENDATIONS AND STANDARDS ANN THE NYSDEC STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES (GP 0-20-01). SILT FENCE WILL BE INSTALLED WITH A TRENCHER. ONLY AREAS NEEDED FOR CONSTRUCTION AS SHOWN ON THESE PLANS SHALL BE DISTURBED. NO OTHER TREES, SHRUBS, OR GRASSES ARE TO BE REMOVED FOR CONSTRUCTION. REMAINING VEGETATION SHALL BE PROTECTED TO PRESERVE THEIR AESTHETIC AND EROSION CONTROL VALUES. THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF EROSION CONTROL AND SEDIMENTATION CONTROLS AFTER GROUND COVER IS ESTABLISHED. LAWN AREA AROUND THE HOME SHALL BE STABILIZED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES WHEN AN AREA IS PERMANENTLY STABILIZED.
- CONSTRUCTION IS COMPLETE. FINAL VEGETATIVE COVER HAS BEEN ESTABLISHED, AND IS APPROVED BY THE TOWN OF WEBSTER
- LOOSE PILE MATERIAL THAT IS EXCAVATED FOR BUILDING CONSTRUCTION PURPOSES SHALL BE KEPT LOOSE PILED UNTIL IT IS USED FOR FOUNDATION BACKFILL OR FINAL GRADING AND PERMANENT VEGETATION.
- RUNOFF FROM STOCKPILED MATERIALS SHALL BE CONTAINED BY EROSION CONTROL MEASURES. STOCKPILED MATERIALS MOVED WITHIN 30 DAYS SHALL BE SHAPED INTO A UNIFORM PILE AND SEEDED WITH A RAPID GERMINATING GRASS SEED MIX.
- CONTRACTOR SHALL ROUGH GRADE THE SITE. ALL FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR TEST DENSITY WITH PROPER MOISTURE CONTENT.
- ALL CATCH BASIN INLETS SHALL HAVE STAKED SILT FENCE AROUND THEM TO PREVENT SEDIMENT FROM ENTERING THE STORM SEWER. ALL FIELD INLETS ARE TO HAVE STONE FILTER DAMS AS SHOWN IN THE EXCAVATED DROP INLET DETAIL.
- CONTRACTOR SHALL TEMPORARY SEED AND MULCH ALL DIVERSION DITCHES AND ANY OTHER DISTURBED AREAS NOT SCHEDULED FOR IMMEDIATE ADDITIONAL WORK. REMAINING DISTURBED AREAS SHALL BE SEEDED WITH GROUND COVER AND MULCHED AS SOON AFTER THEIR DISTURBANCE AS CONSTRUCTION PRACTICES AND WEATHER WILL ALLOW. CONTRACTOR SHALL STABILIZE DISTURBED AREAS AND STOCKPILES WITHIN 7 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
- DRAINAGE SYSTEMS AND EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY A ND REPLACED IF NECESSARY UNTIL SUCH TIME AS A SUBSTANTIAL STAND OF VEGETATION HAS DEVELOPED AND POTENTIAL FOR EROSION NO LONGER EXISTS.
- THE CONTRACTOR SHALL MAINTAIN SITE CONDITIONS WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS. THE CONTRACTOR SHALL KEEP CLEAN AND FREE SIDEWALKS, STREETS, AND PAVEMENTS FROM DIRT, MUD, STONE, DEBRIS, AND OTHER HAULED MATERIALS AS A RESULT OF HIS/HER WORK.
- A STABILIZED CONSTRUCTION ENTRANCE LOCATED SHALL BE IN PLACE PRIOR TO WORK COMMENCING ON THE SITE. THE CONTRACTOR SHALL CONTROL DUST FROM SITE ACTIVITY TO THE SATISFACTION OF THE PROJECT DEVELOPER, OWNER, AND THE TOWN OF WEBSTER
- SITE EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO MEASURES SHOWN ON THE PLANS. CONTRACTOR SHALL IMPLEMENT OTHER MEASURES ORDERED BY THE DEVELOPER OR A VILLAGE REPRESENTATIVE NECESSARY TO CONTROL EROSION AND SEDIMENTATION ON SITE.
- CONTRACTOR SHALL INSPECT EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PER WEEK, AND CLEAN WITHIN ONE WORKING DAY OF ANY RAINFALL EVENT OF 1/2" RAINFALL OR GREATER OR FOLLOWING SIGNIFICANT SNOW MELT.
- REMOVE ACCUMULATED SEDIMENT FROM STORMWATER POND WHEN SEDIMENTS OCCUPY 50% OF THE VOLUME PROVIDED. THE BIORETENTION AREA WILL BE CLEANED PRIOR TO INSTALLATION OF UNDERDRAIN AND BIO-SOIL AT THE CONCLUSION OF CONSTRUCTION AND WILL BE TESTED TO ENSURE IT PERFORMS AS DESIGNED.
- CHECK AND REPAIR SILT FENCE, AS NECESSARY.
- SWEEP ADJOINING ROADWAYS, IF ANY TRACKING OF SOILS ONTO OFF-SITE PAVING OCCURS.
- INSPECT AND CLEAN ALL TEMPORARY EROSION CONTROL STRUCTURES AFTER EACH RAIN STORM EVENT.
- ALL SLOPES 1-ON-3 OR GREATER WILL BE STABILIZED WITH JUTE MESH AND RESTORED WITH "ERNST" NATIVE STEEP SLOPE MIX WITH RYE GRASS OR OTHER APPROPRIATE COVER.
- THE ENTIRE PROJECT WILL BE RESTORED WITH 6" OF TOPSOIL.
- EROSION CONTROL MEASURES SUCH AS SILT FENCE ARE TO BE PLACED 5' INTO THE PROJECT FROM ORANGE CONSTRUCTION FENCE, AND SHALL REMAIN IN EFFECT UNTIL DEEMED UNNECESSARY BY TOWN OF PENFIELD.
- IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.

TEMPORARY/PERMANENT EROSION CONTROL MEASURES

- A. TEMPORARY STABILIZATION** -TOPSOIL, STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. IF: SPRING OR SUMMER OR EARLY FALL, THEN SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE (APPROXIMATELY 0.7 LB./1000 SQ. FT. OR USE 1 LB./1000 SQ. FT.) IF: LATE FALL OR EARLY WINTER, THEN SEED CERTIFIED "ARROW" WINTER RYE (CERERAL RYE) AT 100 LBS. PER ACRE (2.5 LBS./1000 SQ. ANY SEEDING METHOD MAY BE USED THAT WILL PROVIDE UNIFORM APPLICATION OF SEED TO THE AREA AND RESULT IN GOOD SOIL TO SEED CONTACT. MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE (APPROX. 90 LBS./1000 SQ. FT. OR 2 BALES). THE STRAW MULCH IS TO BE TACKED INTO PLACE BY A DISK WITH BLADES SET NEARLY STRAIGHT.
- B. PERMANENT STABILIZATION** -DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED THRU THE APPLICATION OF SOIL STABILIZATION MEASURES INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. LIME AND FERTILIZER WILL BE APPLIED AS DETERMINED BY SOIL TESTS. SEEDING SHALL BE COMPLETED IN COMPLIANCE WITH THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL."

GENERAL SEED MIX:

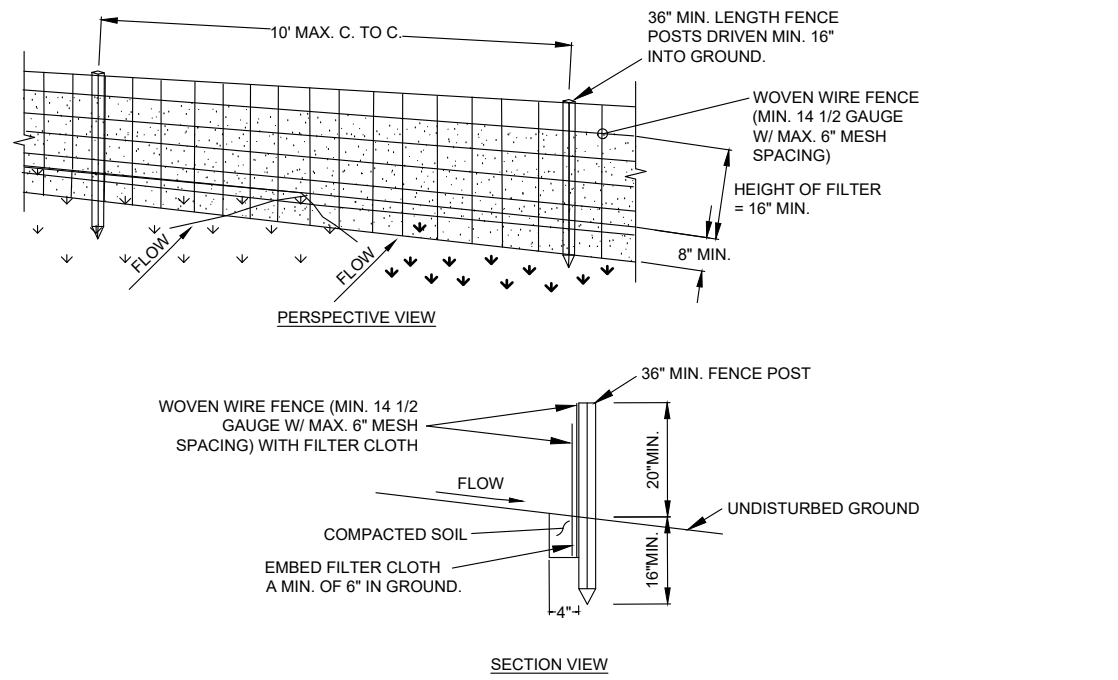
SPECIES	VARIETY	LBS./ACRE	LBS/1000 SQ. FT.
COMMON WHITE	CLOVERCOMMON	5	0.20
TALL FESCUE	KY-31/REBEL	20	0.45
RYEGRASS (PERENNIAL)	PENNFINE/LINN	5	0.10

AFTER SEEDING, THE SURFACE SHALL BE EVENLY RAKED WITH A FINE-TOOTH RAKE AND ROLLED WITH AN APPROVED ROLLER. WEIGHING REQUIREMENT MAY BE MODIFIED IF DEEMED APPROPRIATE BY THE LOCAL SOIL AND WATER CONSERVATION DISTRICT OFFICE. A MULCH OF CLEAN NEW CROP WHEAT OR OTHER APPROVED CROPS, FREE OF NOXIOUS WEED SEEDS, SHALL BE PLACED CONTINUOUS BLANKET IN A ROWS TO PROVIDE A COVER 3" LOOSE DEPTH. STRAW SHALL BE OF SUCH THICKNESS THAT IT CAN BE LEFT IN PLACE DURING CUTTING OPERATIONS.

THE PERMANENT LAWN SEED MIX SHALL CONSIST OF:
65% KENTUCKY BLUEGRASS BLEND AT 2.0-2.6 LBS/1000 SQ. FT.
20% PERENNIAL RYE GRASS AT 0.6-0.7 LBS/1000 SQ. FT.
15% FINE FESCUE AT 0.4-0.6 LBS/1000 SQ. FT.

STEEP SLOPE SEED MIX SHALL CONSIST OF:
25% SLENDER WHEATGRASS
20% PERENNIAL RYEGRASS
20% KENTUCKY BLUEGRASS
20% ANNUAL RYEGRASS
15% HAIRY VETCH
RATE = 20 LBS./ACRE

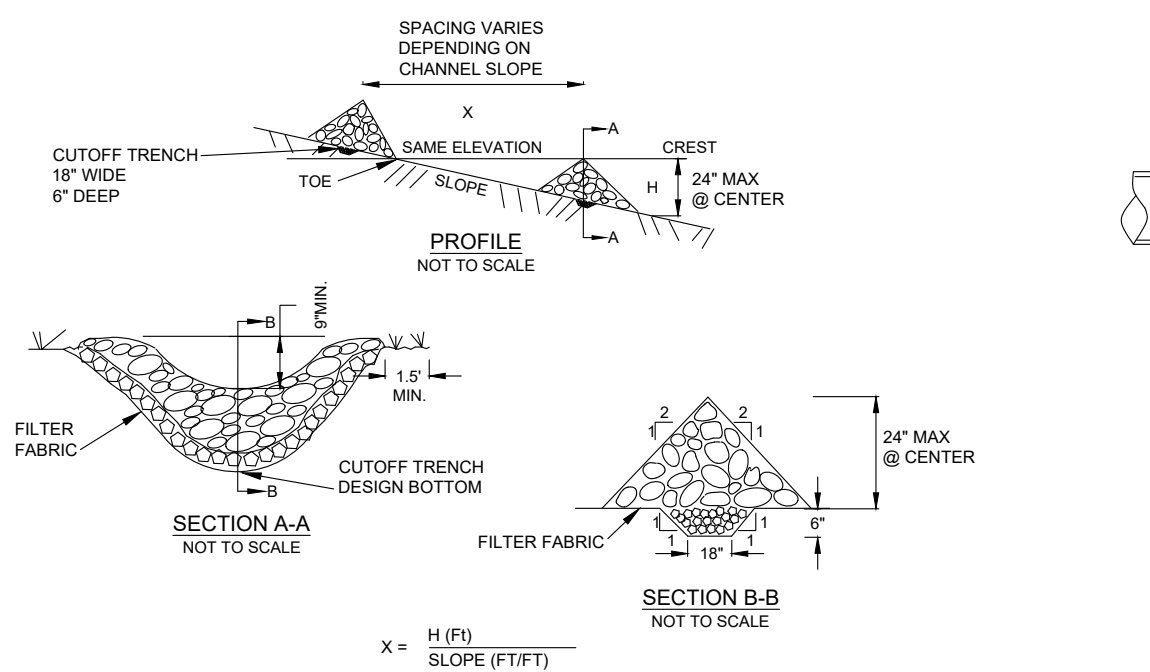
AFTER SEEDING, EACH AREA SHALL BE MULCHED AS DESCRIBED ABOVE. ALL SLOPES GREATER THAN 3H:1V SHALL HAVE JUTE OR OTHER EROSION CONTROL FABRIC APPLIED.



- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER- LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAF 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIOFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

1 SILT FENCE

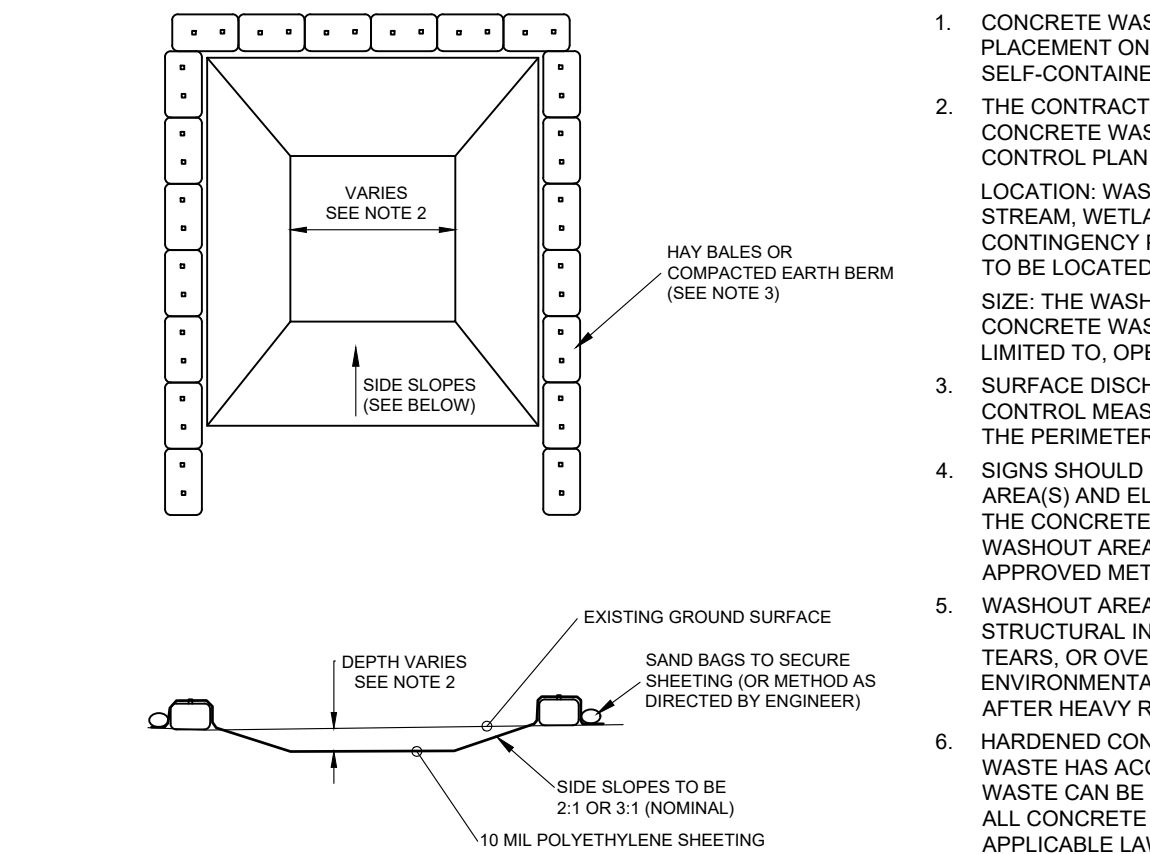
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE



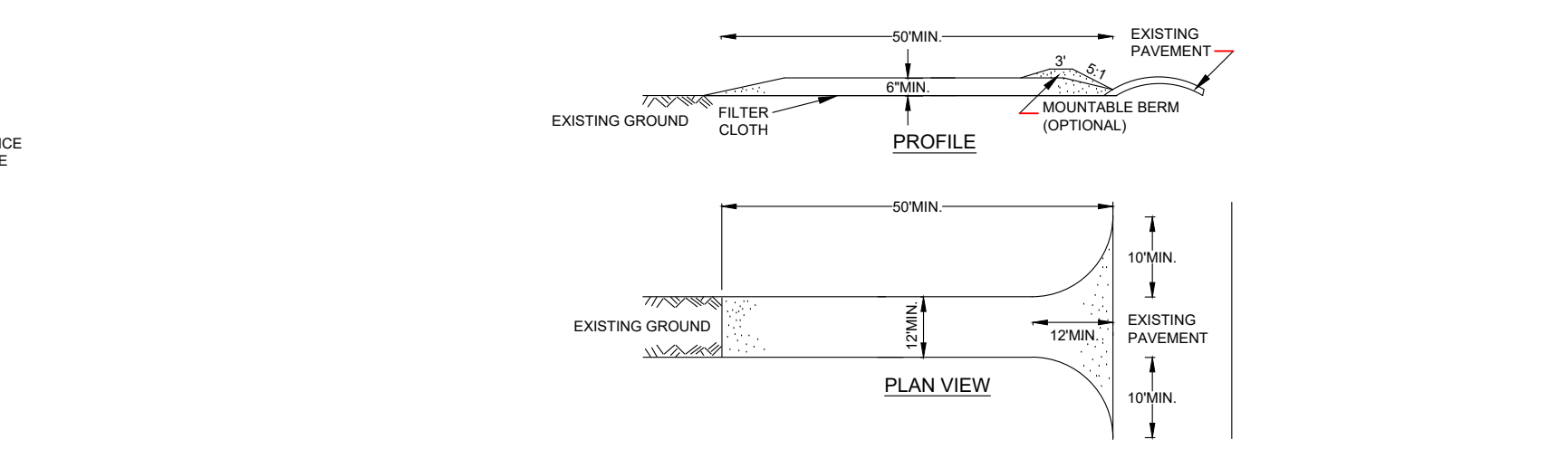
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.
- MAXIMUM DRAINAGE AREA 2 ACRES.

3 CHECK DAM

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE



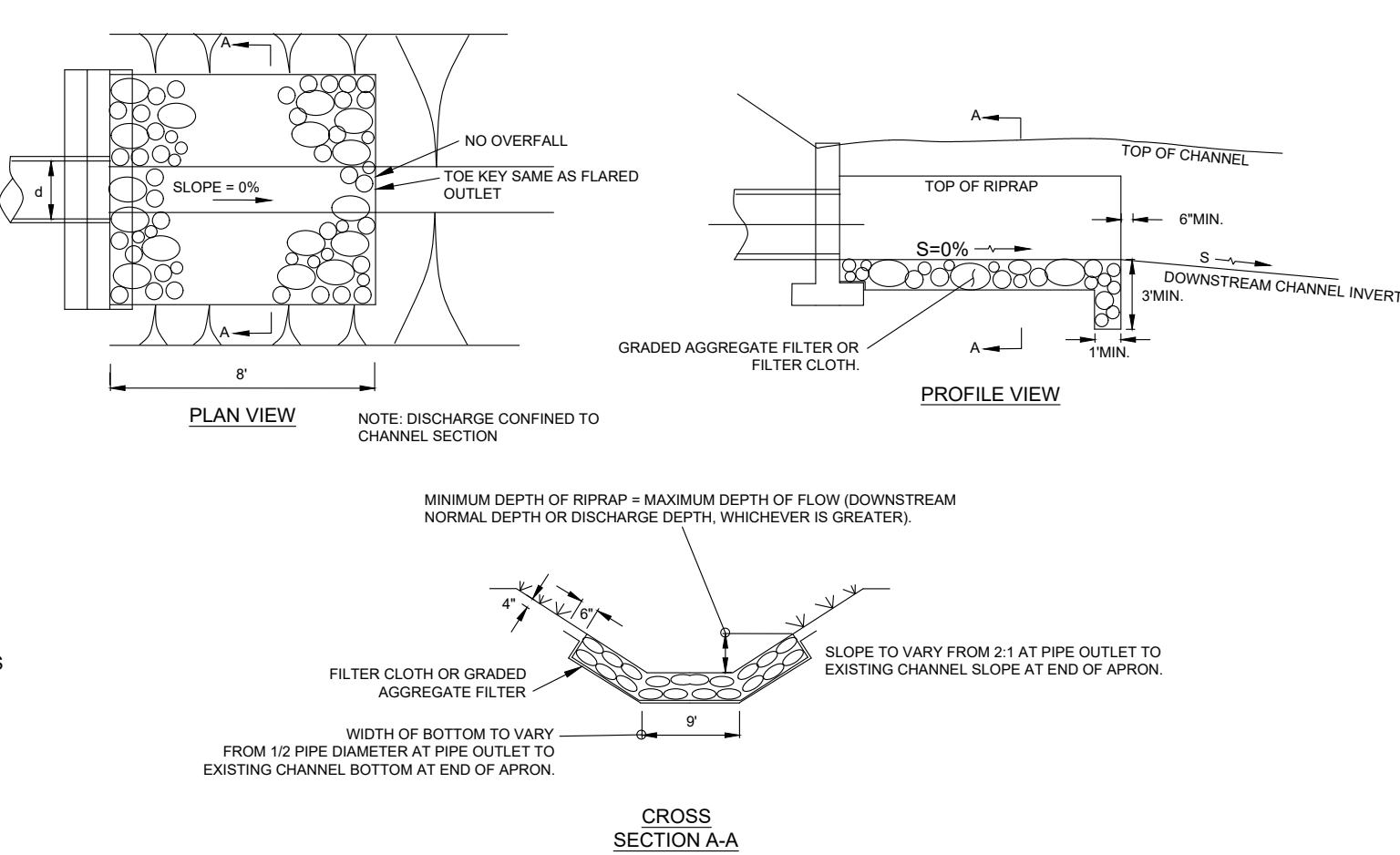
5 CONCRETE WASHOUT AREA



- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE



4 RIPRAP OUTLET PROTECTION

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

- CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
- THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECTS EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.
LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STILLER WETLAND, STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.
SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
- SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
- SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
- WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.
- HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUTS HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.
- PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.



McMAHON LARUE
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(585) 436 - 1080

PLANS UNDER REVIEW
NOT FOR CONSTRUCTION

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION ".

LOCKWOOD ELECTRIC SITE

633 BASKET ROAD
TOWN OF WEBSTER

PROJ. NO: 24-0096

CLIENT:
LON LOCKWOOD
640 BASKET ROAD
WEBSTER, NY 14580

DATE	REVISIONS	BY:
7/15/25	RESPONSE TO TOWN COMMENTS	IFK

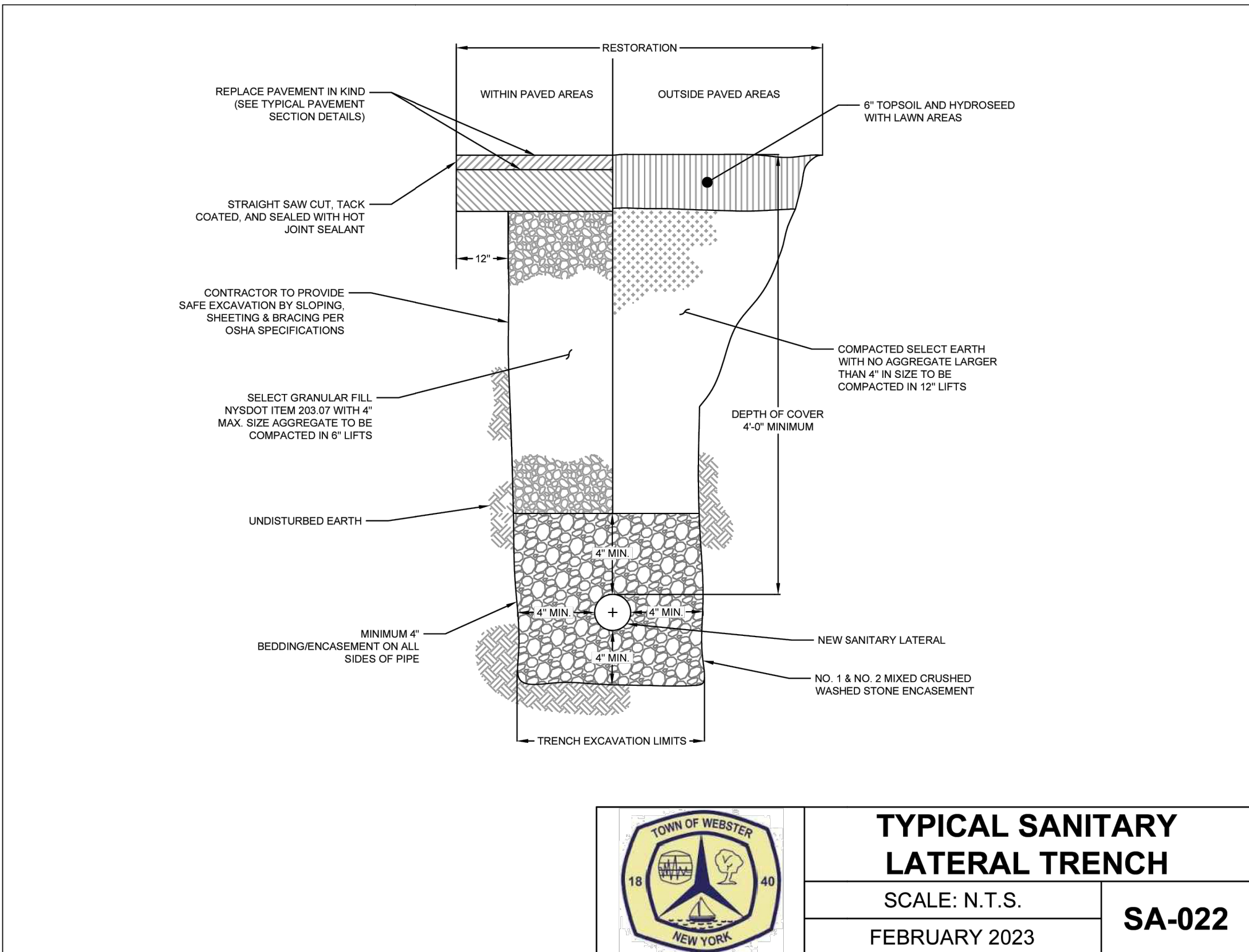
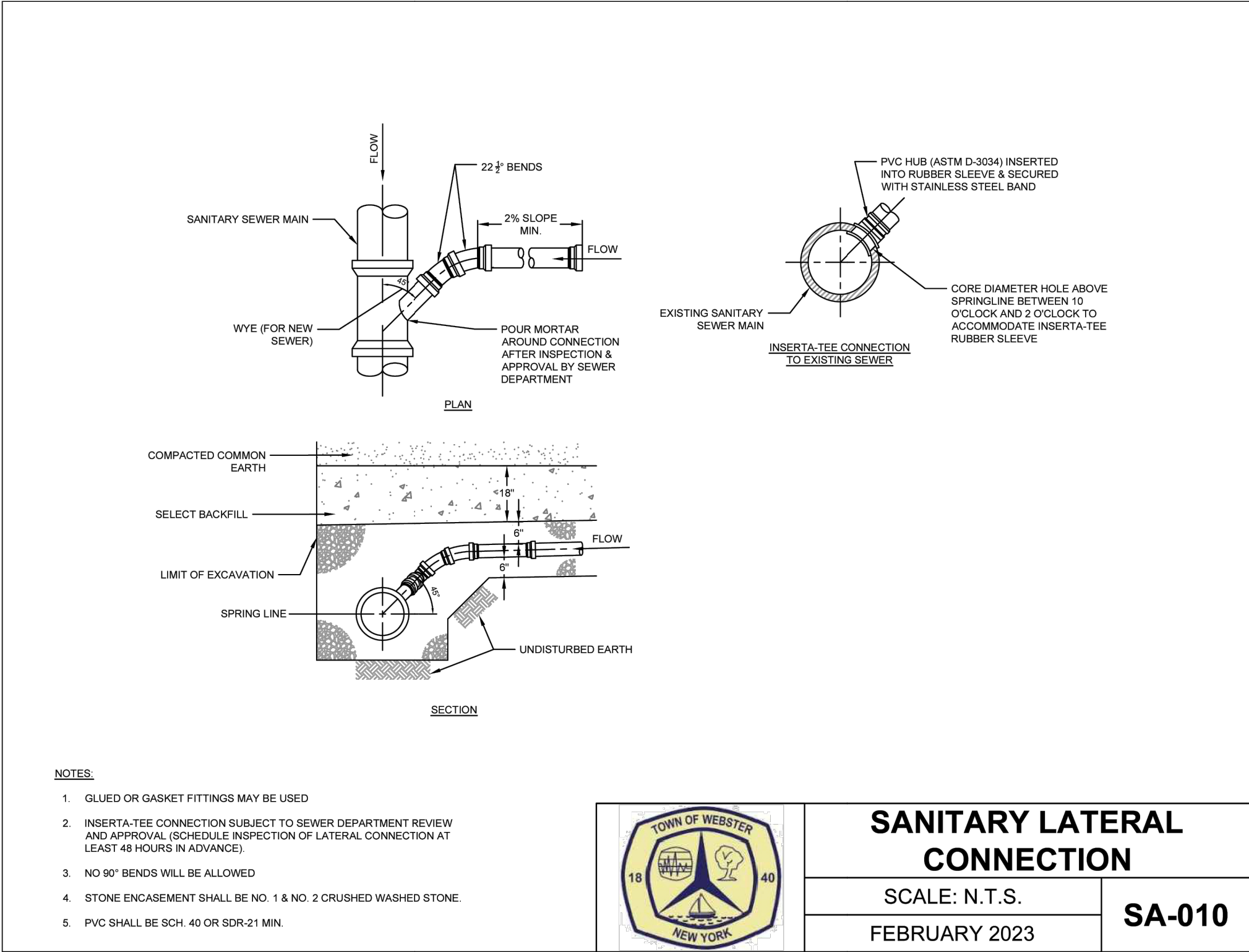
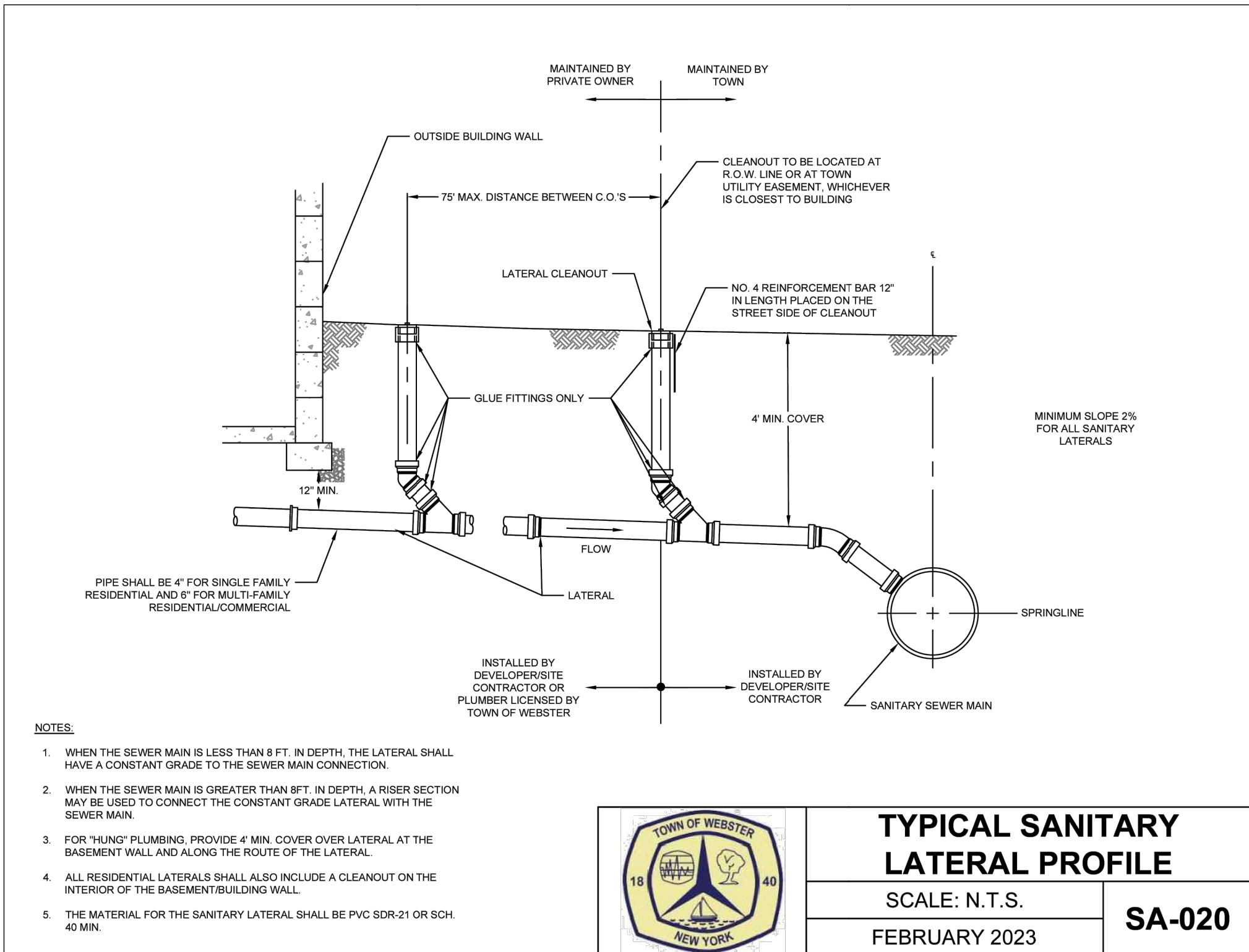
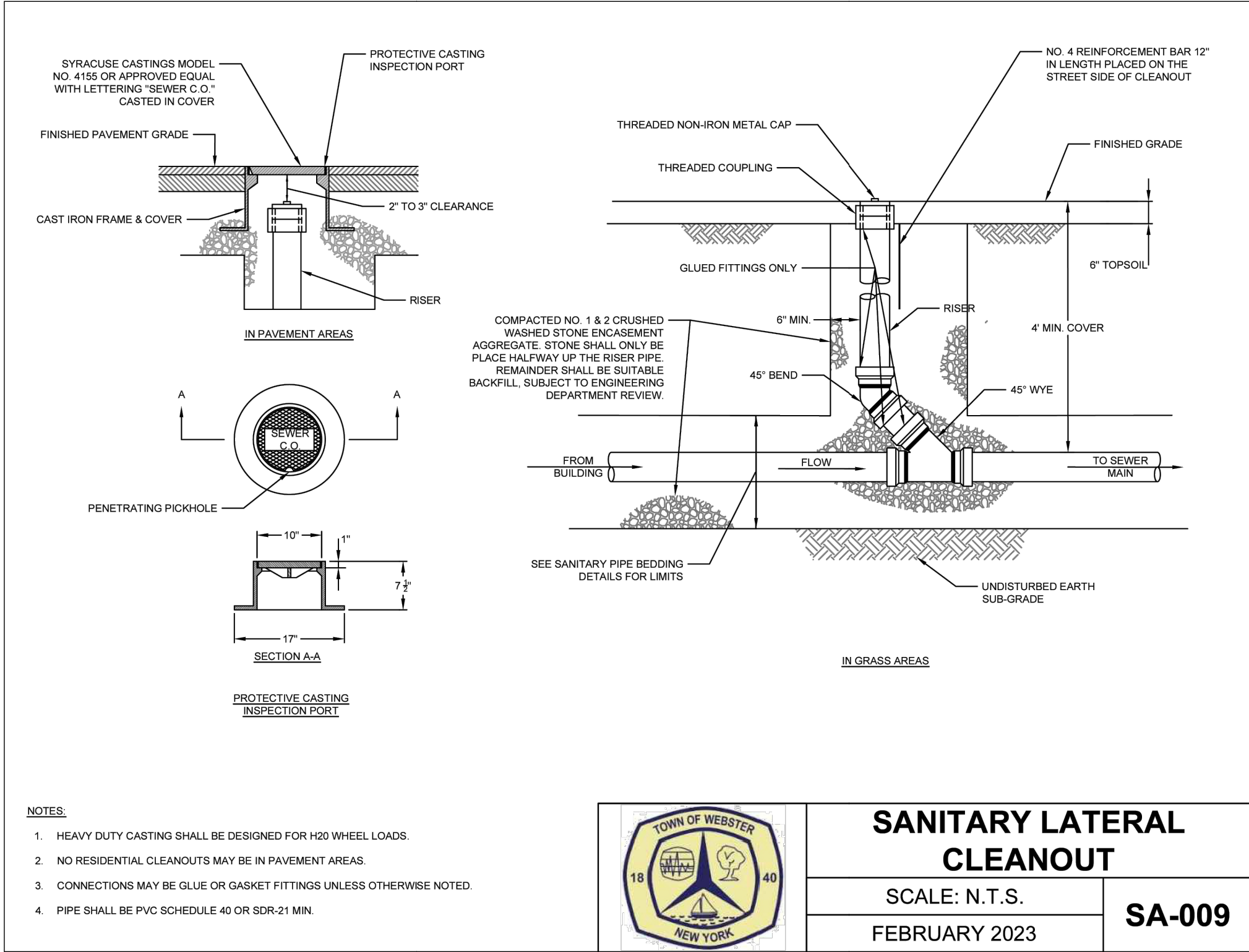
DRAWN BY: JAT
CHECKED BY: IFK
ISSUED: MARCH 19, 2025
SCALE: NTS

PROJECT STATUS
PRELIMINARY/FINAL

DRAWING TITLE
EROSION and
SEDIMENT CONTROL
DETAILS

DRAWING NUMBER

C-300



APPROVAL SIGNATURES :

ENGINEERING AND PLANNING

DATE



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PROJECT:

LOCKWOOD ELECTRIC SITE

633 BASKET ROAD
TOWN OF WEBSTER

PROJ. NO: **24-0096**

CLIENT:
LON LOCKWOOD
640 BASKET ROAD
WEBSTER, NY 14580

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DRAWN BY:

JAT

ISSUED:

MARCH 19, 2025

CHECKED BY:

IFK

SCALE:

NTS

PROJECT STATUS

PRELIMINARY/FINAL

DRAWING TITLE

GENERAL DETAILS

DRAWING NUMBER

C-303